

**North West Sittingbourne**

**Reference: 18/502190/EIHYB**

**Landscape & Ecology Management Plan - Framework**

**October 2020**

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**Appendix 1 – Typologies Plan**

**APPENDIX 1****1. Introduction**

1.1 This document has been prepared by Persimmon Homes in support of their hybrid planning application reference 18/502190/EIHYB for:

*Full Planning Application - Phase 1 North - Erection of 91 dwellings accessed from Grovehurst Road, public open and amenity space (including an equipped children's play area) together with associated landscaping and ecological enhancement works, acoustic barrier to the A249, internal access roads, footpaths, cycleways and parking, drainage (including infiltration basins and tanked permeable paving), utilities and service infrastructure works.*

*Full Planning Application - Phase 1 South - Erection of 257 dwellings (including 34 35 affordable dwellings) accessed from Quinton Road, public open and amenity space, together with associated landscaping and ecological enhancement works, internal access roads, footpaths, cycleways and parking, drainage (including infiltration swales, ring soakaways, and permeable paving), utilities and service infrastructure works.*

*Outline Planning Application - for up to 852 new dwellings (including 10% affordable housing), a site of approximately 10 ha for a secondary and primary school, a mixed use local centre, including land for provision of a convenience store, public open and amenity space (including equipped children's play areas), together with associated landscaping and ecological enhancement works, acoustic barrier to the A249, internal access roads, footpaths, cycleways and parking, drainage (including a foul water pumping station and sustainable drainage systems), utilities and service infrastructure. All matters reserved.*

At Land North Quinton Road Sittingbourne Kent ME10 2SX, hereafter referred to as 'the Site'.

1.2 This document comprises a Landscape and Ecology Management Plan Framework for the Site, hereafter referred to as the 'Framework' and is intended to provide a comprehensive approach to the management of all public areas within the Site.

1.3 The approach set out in this Framework will apply to all public areas of landscaping and open space within the scheme.

1.4 This Framework sets out the following:

- Firstly, the landscape and ecology 'management structure' that will apply to the site over the multi-phase build out and thereafter during the operation of the development;
- Secondly, the different landscape and ecology 'management typologies' that are proposed within the scheme around which the management regime will be defined;

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- Thirdly, the approach to stakeholder involvement;
- Fourthly, the approach to monitoring and review;
- Finally, summarise the approach that will be taken to securing the landscape and management approach through the planning permission.

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**2. Landscape and Ecology Management Structure**

Outline Landscape & Ecology Management Plan

- 2.1 The entire site will be subject to an overarching Outline Landscape and Ecology Management Plan (OLEMP), this will set out the high level management objectives and strategy.
- 2.2 Specifically the OLEMP will set out strategy for how the measures identified in the 'Ecological and Enhancement Management Plan' (September 2018) will be delivered.
- 2.3 The OLEMP will be secured by way of planning condition. The OLEMP will be required to be submitted and approved by the Local Planning Authority prior to the first occupation.

Detailed Landscape & Ecology Management Plan

- 2.4 The OLEMP will then be supplemented by Detailed Landscape and Ecology Management Plans (DLEMP).
- 2.5 The DLEMP will set out the detailed management measures for the site and will be prepared on a phased basis. The DLEMP will be prepared with reference to the approved layout and landscaping details and any detailed ecological requirements for each respective phase.
- 2.6 The DLEMP will be secured by way of planning condition prior to the occupation of each phase. The first iteration of the DLEMP will relate to Phase 1 North and South only. The DLEMP will then be reviewed and updated as each subsequent phase comes forward.
- 2.7 Prior to the first occupation of the final phase the final iteration DLEMP will be approved and will apply to the site in perpetuity.

**APPENDIX 1****3. Landscape and Ecology Management Typologies**

3.1 The (public) landscape and open space areas fall within one of four 'management typologies'. Each typology has a different purpose, thereby has different management objective and will require different management regimes.

3.2 The management typology areas for the entire site are indicatively shown on the plan included at Appendix 1 (below). The extent of these areas will be defined in detail as part of the phased DLEMP. Please note that not all management typologies will be present within each phase.

Highways Authority Adopted Areas

3.3 These areas of hard and soft landscaping within the urban environment which will be adopted by the Highways Authority (byway of either a Section 38 Agreement or a Section 278 Agreement). These areas will be designed and built in accordance with adoption standards. The purpose of these areas (both hard and soft) is primarily visual amenity and interest within the urban environment, but these areas will also have a secondary ecological function. Prior to adoption these areas will be maintained by Persimmon Homes. Once adopted these areas will be publically maintained by the Highways Authority at their expense.

3.4 Given that these areas will be the responsibility of the Highways Authority the DLEMP will not be able to control their maintenance and management arrangements. *As such the DLEMP will not set out any details for the management and maintenance of these areas post adoption.* The DLEMP will set out measures for the management and maintenance of these area prior to adoption.

Neighbourhood Landscaped Areas

3.5 These are areas within the urban environment which are not adopted by the Highways Authority. The purpose of these areas (both hard and soft) is primarily visual amenity and interest within the urban environment, but these areas will also have a secondary ecological function.

3.6 Prior to completion of a phase these areas will be maintained by Persimmon Homes. Once the phases is completed these areas will be transferred to a Management Company, who will then be responsible for maintenance in accordance with approved DLEMP which will paid for by a residents charge.

3.7 The management regime for the Neighbourhood Landscaped Areas will be consistent across all phases.

Recreational and Amenity Open Space Areas

3.8 These are areas of open space which primarily have a recreational and amenity function. These areas will include: Neighbourhood Equipped Area for Play (NEAP); the Local Areas for Play (LAP); the informal kick about area; any footpaths and cycleway corridors through the site. These areas will also have a secondary ecological function.

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3.9 Prior to completion of a phase these areas will be maintained by Persimmon Homes. Once the phases is completed these areas will be transferred to a Management Company, who will then be responsible for maintenance in accordance with approved DLEMP which will paid for by a residents charge.

3.10 The management regime for the Recreational and Amenity Open Space Areas will be consistent across all phases.

Green Infrastructure Ecology Areas

3.11 These area areas of open space and landscaping which will be primarily designed and delivered to encourage and promote ecology. These includes the parts of the site with existing ecological features that are being retained and enhanced such as: the watercourse corridor that bisects the site; existing trees and hedgerows along field boundaries. This area will also include areas where new habitat are being created including SUDS basins and the Country Park (excluding those parts that are primarily for recreational purposes). The areas will also have a secondary amenity and recreational function. Prior to completion of a phase these areas will be maintained by Persimmon Homes. Once the phases is completed these areas will be transferred to a Management Company, who will then be responsible for maintenance in accordance with approved DLEMP which will paid for by a residents charge.

3.12 The management regime for the Green Infrastructure Ecology Areas will be area specific and will be prepared with detailed input of an ecologist to ensure that the existing and proposed habitats are properly managed in perpetuity.

**APPENDIX 1****4. Community & Stakeholder Involvement Mechanisms**

4.1 As part of the proposed landscape and ecology management approach a robust community and stakeholder involvement mechanisms will be put in place in the form of a 'Landscape & Ecology Management Committee', details below:

- The committee will monitor and review the performance of the management company with reference to the LEMP;
- The committee will be established prior to the completion of the first phase of development;
- The committee will comprise representatives from:
  - Borough Council
  - Kent County Council (streets maintenance and ecology teams)
  - Kent Wildlife Trust
- The committee will meet publically with the Management Company twice annually (residents will be notified of the meeting and be invited to attend);
- As necessary the committee will make recommendations to the Management Company concerning the implementation of the LEMP; and
- The Management Company will be required to report upon the implementation of the LEMP over the previous 6 months, including the delivery of any recommendation previously made.

4.2 The LEMP committee will thereby provide a strong mechanism through which the delivery of the LEMP can be controlled by the community and key stakeholders, to ensure that landscape and ecology objectives set out in the document are realised in perpetuity.



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**5. Ecology Monitoring**

- 5.1 Closely linked to the mechanism for stakeholder and community involvement will be a programme of ecology monitoring.
- 5.2 Monitoring will be undertaken for the Green Infrastructure Ecology Area to assess the condition of the existing and proposed habitats and the performance of the management regimes.
- 5.3 The monitoring regimes will be prepared with input from the project ecologist and will be set out in the DLEMP.
- 5.4 The monitoring will be undertaken in accordance with the monitoring programme set out in the DLEMP. The monitoring will be undertaken by ecologists appointed and funded by Persimmon Homes.
- 5.5 The monitoring will be submitted to the Council and the LEMP committee.
- 5.6 Where necessary amendments to management regime will be recommended via the LEMP committee and incorporated in the next iteration of the DLEMP.

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**6. Implementation**

- 6.1 This LEMP Framework will be approved as part of the planning permission.
- 6.2 The requirement for submission of a site wide OLEMP and phased DLEMP will be required by condition (with reference made to this approved 'LEMP Framework').
- 6.3 The requirements for the site wide OLEMP and phased DLEMP, including the LEMP committee and the ecology monitoring, will also be set out in the Section 106 Agreement.

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